

City of Worcester Planning Board



DEFINITIVE SITE PLAN APPLICATION

Division of Planning & Regulatory Services

City Hall, 455 Main Street, Room 404, Worcester, MA 01608

Phone: (508) 799-1400 x 31440 – Fax: (508) 799-1406 – E-mail: planning@worcesterma.gov (preferred)

1. PROPERTY INFORMATION

a. 47 Fourth Street

Address(es) – please list all addresses the subject property is known by

b. 42-035-00100

Parcel ID or Map-Block-Lot (MBL) Number

c. Worcester District Registry of Deeds, Book 60288

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Current Owner(s) Recorded Deed/Title Reference(s)

d. RL-7

Zoning District and all Zoning Overlay Districts (if any)

2. APPLICANT INFORMATION

a. Daniel Yarnie

Name(s)

b. 37 Millbury Road, Sutton, MA

Mailing Address(es)

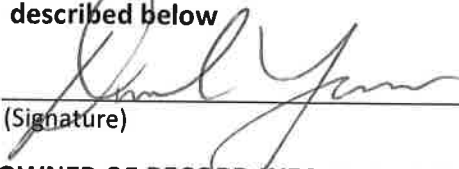
c. DJO- (508)755-5655 djo@oneilbarrister.com

Email and Phone Number(s)

d. Owner

Interest in Property (e.g., Lessee, Purchaser, etc.)

I certify that I am requesting the Worcester Planning Board grant the Definitive Site Plan as described below


(Signature)

3. OWNER OF RECORD INFORMATION (IF DIFFERENT FROM APPLICANT)

a. _____
Name(s)

b. _____
Mailing Address(es)

d. _____
Email and Phone Number

Division of Planning & Regulatory Services
455 Main St., 4th Floor, Worcester, MA 01608
Office 508-799-1400 – Fax 508-799-1406

Planning@worcesterma.gov

4. REPRESENTATIVE INFORMATION

a. Donald J. O'Neil

Name(s)

b.

Signature(s)

c. 688 Pleasant Street, Worcester MA 01602

Mailing Address(es)

d. djo@oneilbarrister.com (508)755-5655

Email and Phone Number

e. Attorney

Relation to Project (Architect/Attorney/Engineer/Contractor, etc.)

5. AUTHORIZATION

Authorization I, Daniel Yarnie, Owner of Record of the property listed with the

Assessing Division of the City of Worcester, Massachusetts as Map 42 Block 035 Lot(s) 0010, do hereby

authorize Donald J. O'Neil to file this application with the Division of Planning & Regulatory

Services of the City of Worcester on this the 21st day of December, 2020.

On this 21st day of December, 2020, before me personally appeared

Daniel Yarnie, to me known to be the person described in and who executed the foregoing

instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 12-11-2026

(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

6. PROVIDE THE FOLLOWING ITEMS, 1 DIGITAL COPY IN PDF FORMAT VIA EMAIL TO PLANNING@WORCESTERMA.GOV AND CONFIRM WITH STAFF BEFORE SUBMISSION OF 1 PHYSICAL COPY BY HAND DELIVERY OR MAIL:

- ☐ **Zoning Determination Form** obtained from the Inspectional Services Division (email inspections@worcesterma.gov or call 508 – 799 – 1198 for more information)
- ☐ Completed Site Plan Application, signed by all parties involved.
- ☐ Completed **Tax Certification** for the ☐ Applicant and ☒ Owner (if different) are attached (page 4)
- ☐ If the applicant is NOT the Owner, the **Owner(s) Authorization** for the applicant to apply is attached (page 2)
- ☐ A **Certified Abutters List(s)** issued within 3 months of this application's filing date which includes all properties affected and includes any contiguous, commonly owned property(s). This can be obtained from the Assessor's Office and includes all abutters and abutters to abutters within 300' of the edge of the land owner's property.
Note: if the property(s) is within 300 ft. of another town an abutters list from that town may be required
- ☐ **Project Impact Statement** describing the proposed project and analyzing how the project and site layout were designed with consideration for and to be compatible with the review criteria in the Zoning Ordinance.
- ☐ **Site Plan** showing the full project scope and all elements listed in Item 11 of this application, stamped and signed by all applicable professionals
- ☐ **Architectural drawings** showing exterior elevation, height in feet and stories, exterior materials for all structures, and corresponding floor plans stamped and signed by all applicable professionals
- ☐ **Stormwater Report** demonstrating compliance with Massachusetts Stormwater Standards for the project, as applicable based on project type and scope (*contact staff to confirm*)
- ☐ **Traffic Study**, if necessary based on expected traffic generation (*contact staff to confirm*)

7. PROVIDE 1 PHYSICAL COPY OF THE FOLLOWING ITEMS:

- ☐ One stamped (i.e. postage paid) pre-addressed envelope for *each* party on the Abutters List and the applicant (if different from the owner), with the following return address:


Division of Planning and Regulatory Services
455 Main Street (City Hall), Room 404
Worcester, MA 01608

- ☐ **Filing Fee** of \$ _____ is enclosed (*see fee schedule or contact staff to confirm amount*).

8. TAX CERTIFICATION

This certification must be completed by all applicants and owners of the property, certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a completed certification shall result in the application being deemed incomplete.

If a Single Owner or Proprietorship:

- a. Daniel Yarnie
Name
- b. 
Signature certifying payment of all municipal charges
- c. 37 West Millbury Rd Sutton MA
Mailing Address
- d. rebeccajarnie@gmail.com DJO-(508)755-5655
Email and Phone Number

9. IF A PARTNERSHIP OR MULTIPLE OWNERS:

- e. _____
Names
- f. _____
Signatures certifying payment of all municipal charges
- g. _____
Mailing Address
- h. _____
Email and Phone Number

Applicant, if different from owner:

- i. _____
Printed Name & Signature of Applicant, certifying payment of all municipal charges

If a Corporation or Trust:

- j. _____
Full Legal Name
- k. _____
State of Incorporation
- _____
Principal Place of Business
- l. _____
Mailing Address or Place of Business in Massachusetts
- m. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- n. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- o. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges
- p. _____
Printed Name & Signature of Owner or Trustee, certifying payment of all municipal charges

10. PROJECT TYPE AND DESCRIPTION

- a. **Existing Conditions.** Describe the current/existing use of the property
unimproved vacant lot

- b. **Proposed Conditions.** Check the box for all of the categories that describe the proposed project:

Proposed Project Type			
Residential	<input checked="" type="checkbox"/>	New Construction	<input checked="" type="checkbox"/>
Industrial/manufacturing	<input type="checkbox"/>	Rehabilitation/Renovation	<input type="checkbox"/>
Business	<input type="checkbox"/>	Expansion/Addition	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Change of use	<input type="checkbox"/>
Subdivision	<input type="checkbox"/>	Drive-through	<input type="checkbox"/>
		Gas station	<input type="checkbox"/>
		Lodging House	<input type="checkbox"/>
		Historic Property	<input type="checkbox"/>
		Abuts Historic Property	<input type="checkbox"/>
		Billboard	<input type="checkbox"/>
		Airport Environs Overlay	<input type="checkbox"/>
		≥15% Slope Disturbed	<input type="checkbox"/>

- c. Describe the proposed use of the property (attach separate narrative if needed)

Applicant seeks approval for Cluster Group of Single Family Dwellings for nine dwelling units pursuant to Article VIII Section 3 of the Zoning Ordinance.

- d. Fill in all information relevant to the proposed project

All Projects	Existing	Change +/-	Total
Overall lot size in square feet	127,897 sq.ft.	0	127,897 sq.ft.
Number of buildings	5	0	5
Total square footage of building(s)	14,688	0	14,688
Number of stories of building(s)	2+	0	2+
Number of parking spaces	18	0	18
Number of loading spaces	0	0	0
Changes to on-street parking	N/A	N/A	N/A
Total vehicle daily trips. <i>Please consult staff for specific thresholds requiring review.</i>			
Square feet of wetlands	27,917	0	27,917
Square feet of surface (open) water	0	0	0
Square feet of area vegetated/wooded	127,897	0	127,897
Number of trees over 9" in caliper			
Cubic yards of fill material to be imported/exported			
Square feet of property in floodplain			
Length of roadway (in feet or miles)			
Residential	Existing	Change +/-	Total
Number of units	0	9	9
If multi-family, number of bedrooms per unit			
Number of accessible units			
Number of affordable units			
Business/ Industrial	Existing	Change +/-	Total
Gross square feet of floor area			

11. ZONING

If this project has already been granted Zoning Relief by the Zoning Board of Appeals, please list the relief below:

Type of Relief	Date Approved

12. PERMITS REQUIRED

List any **Federal, State, or City of Worcester** agencies from which permits or other actions have been or will be sought. Please continue list on an attached sheet if needed.

Agency Name	Permit Type	Date Filed	File Number
Conservation Commiss	Order of Conditions		

13. PLAN REQUIREMENTS

The following information is required of all applications submitted for Site Plan Review. If you are not providing one of these, please check "waiver requested" next to the item.

Feature	Waiver Requested	Location in Set (Sheet/ page #)
a. Site Plan at a minimum 1" = 40'-0" scale, legend, & properly oriented north arrow	<input type="checkbox"/>	4-10
b. Locus plan with zoning information shown	<input type="checkbox"/>	1
c. Existing utilities	<input type="checkbox"/>	3
d. Existing and proposed grading using differing linetypes, showing 2' contours	<input type="checkbox"/>	5,8,9
e. Soil types identified on the plan (including test-pit/boring locations)	<input type="checkbox"/>	2
f. Location of all trees over 9" caliper inches on existing conditions plan	<input checked="" type="checkbox"/>	
g. Architectural elevations or renderings (including exterior materials)	<input type="checkbox"/>	
h. Landscape plan including plantings, and details for all landscape elements	<input type="checkbox"/>	8
i. Shade trees to reduce heat island effect. (1 tree required per dwelling unit and a minimum of 1 tree required for every 10 interior parking spaces, 3.5" caliper size)	<input type="checkbox"/>	8
j. Stormwater mitigation measures for the 2, 10, 25, & 100-year design storm. Provide a stamped Stormwater Checklist & Calculations. <i>All projects shall comply with Massachusetts Stormwater Standards, as applicable to project scale.</i>	<input type="checkbox"/>	
k. For multi-family residential dwellings in B zones, 10% of site area has been provided for recreation. <i>Note: See Article IV, Section 2, Table 4.2, footnote 3.</i>	<input type="checkbox"/>	4

14. REVIEW STANDARDS

The following standards shall be used by the Planning Board in reviewing all applications for site plan review. These standards are intended to provide a frame of reference for the applicant in development of applications. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention or innovation. Applicants are encouraged to evaluate the extent to which the site plan, its immediate and general locus and the City more generally can tolerate the development being proposed and adjust their proposals accordingly.

Applicants should additionally provide a narrative "project impact statement" summarizing how the proposed project has been designed with the following criteria in mind by evaluating their proposal on the basis of the following 16 review standards, as outlined in the Zoning Ordinance per Article V, Section 5, B.

Provide the following information about the proposed project in relation to the review standards. If you are not providing one of these features please check "none" next to the item.

1. Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

Feature	None	Page/ sheet #
a. Pedestrian pathways internal to the site, with dimensions of path widths	<input type="checkbox"/>	4
b. Pedestrian pathways connecting to sidewalks or nearby amenities	<input type="checkbox"/>	4
c. Doors/egress to all existing and proposed buildings	<input type="checkbox"/>	
d. Pedestrian paving and surface treatment details	<input type="checkbox"/>	4
e. Safe, ADA accessible pedestrian crossings at driveways and intersections	<input type="checkbox"/>	4

2. Adequacy and arrangement of vehicular traffic access and circulation including intersections, road widths, pavement surfaces, dividers and traffic controls.

Feature	None	Page/ sheet #
a. Driveway layout & materials	<input type="checkbox"/>	4
b. Dimensions of all drives and curb cut widths, minimizing the number and width of curb-cuts (see Note 5 to Table 4.4)	<input type="checkbox"/>	4
c. Access control and directional signage (e.g. gates, pavement markings, etc.)	<input type="checkbox"/>	
d. Pavement and curb details, including level sidewalks at driveways	<input type="checkbox"/>	
e. Permeable or porous paving, and/ or cool pavements/ treatments	<input type="checkbox"/>	

3. Location, arrangement, appearance and sufficiency of off-street parking and loading.

Feature	None	Page/ sheet #
a. Number of parking spaces provided (9 x 18)	<input type="checkbox"/>	18 spaces
b. Number of compact parking spaces (8 x16)	<input type="checkbox"/>	0
c. ADA parking spaces	<input type="checkbox"/>	0
d. Parking aisle width (24 feet for 90° parking; see policy for angled spaces)	<input type="checkbox"/>	N/A
e. Parking is outside front & exterior side yard/setback (except residential drives)	<input type="checkbox"/>	4
f. Loading spaces or docks (see Table 4.5 and related notes)	<input type="checkbox"/>	N/A
g. Screen planting between parking and edge of property or pedestrian paths	<input type="checkbox"/>	N/A
h. Number of electric vehicle charging stations or "ready" (conduit run) spaces	<input type="checkbox"/>	N/A
i. Bicycle parking (is it covered, or provided inside the building? Circle: YES NO)	<input type="checkbox"/>	N/A

4. Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.

Feature	None	Page/ sheet #
a. Building entrance fronting on the sidewalk	<input type="checkbox"/>	4
b. Front façade with features to add visual interest and activate street (e.g., window placement, variation of materials, reduction in massing, etc.)	<input type="checkbox"/>	
c. Green roof, blue roof, rooftop solar, or use of high-albedo roof treatments	<input type="checkbox"/>	
d. Light levels appropriate for safety (1 foot candle) where pedestrians and vehicles will meet	<input type="checkbox"/>	
e. Parking and circulation directional signage	<input type="checkbox"/>	
f. Signage facing the street	<input type="checkbox"/>	

5. Adequacy of stormwater and drainage facilities.

Feature	None	Page/ sheet #
a. Flood Zones, wetlands, watercourses, and water quality and wellhead protection areas	<input type="checkbox"/>	
b. Bioswale or other open stormwater infiltration area planted with native vegetation (rain garden, etc.)	<input type="checkbox"/>	
c. Infiltration of clean runoff to maintain groundwater supply	<input type="checkbox"/>	
d. Overflow or other connection to City stormwater infrastructure***	<input type="checkbox"/>	5

***Contact DWP&P to determine any applicable sewer connection or use change fees.

6. Adequacy of water supply and sewerage disposal facilities.

Feature	None	Page/ sheet #
a. Connections to or extensions of city sanitary sewer and water utilities. <i>Contact DWP&P to determine any applicable sewer connection or use change fees.</i>	<input type="checkbox"/>	5
b. Connections to or extensions of city storm drainage infrastructure	<input type="checkbox"/>	5
c. Footing or foundation drainage for a proposed structure or wall	<input type="checkbox"/>	5

7. Adequacy, type and arrangement of trees, shrubs and other landscaping elements in accordance with the Landscaping Design Standards set forth in Article V, Section-5(C).

Feature	None	Page/ sheet #
a. Walls, including height (show top & bottom elevations at highest and all intersecting points, minimize height whenever possible), materials, and related drainage.	<input type="checkbox"/>	8
b. Engineered slopes (rip-rap is not recommended)	<input type="checkbox"/>	8
c. Planted buffers between parking facilities and adjacent properties or roads	<input type="checkbox"/>	8
d. Proposed plantings and areas to be seeded (number, species or mix, size)	<input type="checkbox"/>	8
e. Fencing, including information on material, height, and style (including gates)	<input type="checkbox"/>	8
f. Planted buffers along rear and side yard setbacks	<input type="checkbox"/>	8

8. In the case of an apartment complex or other multiple dwelling, the adequacy of useable common property or open space. *Note: for residential uses in Business Districts see Article IV, Section 2, Table 4.2, footnote 3.*

Feature	None	Page/ sheet #
a. Outdoor seating (i.e. benches, seat walls, picnic tables, etc.)	<input type="checkbox"/>	
b. Recreation or play area (Is it designed for children/ families? Circle: YES NO)	<input type="checkbox"/>	4
c. Raised beds for a community garden or other urban agriculture provisions	<input type="checkbox"/>	
d. Paved pedestrian plaza area (includes patios) or deck	<input type="checkbox"/>	
e. Interior common space and amenities or balconies	<input type="checkbox"/>	

9. Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

	Feature	None/	Page/ sheet #
a.	Plan locating all existing (to remain) & proposed light fixtures	<input type="checkbox"/>	
b.	Details of all proposed light fixtures: showing max temperature of 4,000K, dark-sky compliant, and with shielding to prevent light spillover	<input type="checkbox"/>	
c.	Photometric plan for parking lots with ≥ 12 new spaces	<input type="checkbox"/>	
d.	Opaque fencing or evergreen planting to screen trash or utility areas (including siting and screening of roof-top equipment, as applicable)	<input type="checkbox"/>	
e.	Sound attenuation at loading, utility, and other noise generating areas with particular attention to sensitive neighbors	<input type="checkbox"/>	
f.	Limit of clearing, with mature vegetation protected where possible	<input type="checkbox"/>	

10. Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.

	Feature	None	Page/ sheet #
a.	Diagram of fire truck access path (applicant should coordinate turning radius and access requirements with the Fire Department)	<input type="checkbox"/>	
b.	Clearly marked fire or emergency loading areas	<input type="checkbox"/>	
c.	Fire hydrants and/or FDC connections	<input type="checkbox"/>	

11. Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

	Feature	None	Page/ sheet #
a.	All buildings and utilities are located at or above the 500-year flood elevation	<input type="checkbox"/>	5
b.	Drainage infrastructure is designed to reduce ponding and slow runoff	<input type="checkbox"/>	5

12. Adequacy of erosion and sedimentation control measures to be utilized during and after construction.

	Feature	None	Page/ sheet #
a.	Erosion control plan narrative sequence (including perimeter controls and temporary stormwater management) for construction activities	<input type="checkbox"/>	2,4
b.	Plans for securing of any stockpiles on site during construction	<input type="checkbox"/>	2
c.	Temporary and permanent slope stabilization/designs for slopes greater than 3H:1V; (note: loam and seed is not sufficient)	<input type="checkbox"/>	2
d.	Slopes $\geq 2.5H:1V$ are engineered (note: loam and seed is not sufficient)	<input type="checkbox"/>	
e.	Temporary sediment basins and other means of stormwater velocity attenuation or conveyance proposed during construction	<input type="checkbox"/>	2

13. Conformance and compatibility of the site plan design with structures listed in the most recent State Register of Historic Places.

	Feature	None	Page/ sheet #
a.	Protection of existing historic architectural or site features	<input type="checkbox"/>	N/A
b.	Historically-sensitive façade, window, and roof treatments	<input type="checkbox"/>	N/A

14. Adequacy and impact on the regional transportation system.

	Feature	None	Page/ sheet #
a.	Bus service within ¼ mile (indicate number of stops and route numbers)	<input type="checkbox"/>	
b.	Improvements to neighborhood walk/bike-ability or public transportation	<input type="checkbox"/>	

15. Adequacy of plans and protective measures to ensure minimal risk of contamination to surface or ground water.

	Feature	None	Page/ sheet #
a.	Snow storage locations (outside of basins and required parking/landscape buffer)	<input type="checkbox"/>	4
b.	Water quality structures to remove total suspended solids (TSS) from runoff	<input type="checkbox"/>	5
c.	Water quality structures to remove pollutants from runoff (i.e. oil/ water separators, etc.)	<input type="checkbox"/>	5
d.	Plan for mitigation of any contaminated soils (include RTN, RAM Plan, AUL)	<input type="checkbox"/>	
e.	Locations of material to cut or filled (including the location of the source material if fill)	<input type="checkbox"/>	
f.	Dewatering plans	<input type="checkbox"/>	

16. Conformance of the site design with the purposes and intent of the Worcester Zoning Ordinance.

	Feature	None	Page/ sheet #
a.	Minimum yard setbacks (for front, side, and rear)	<input type="checkbox"/>	
b.	Property and right-of-way boundary lines (include the status of ways)	<input type="checkbox"/>	
c.	Easements for any utilities, public access, or adjacent properties	<input type="checkbox"/>	
d.	Regularity factor for all lots	<input type="checkbox"/>	
e.	% paving within the front-yard for residential uses	<input type="checkbox"/>	N/A
f.	Height of all structures in feet and stories	<input type="checkbox"/>	2

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 77

Owner: Yarnie, Daniel
Owner Mailing: 37 West Millbury Road
Sutton, MA 01590

Petitioner (if other than owner): Donald J. O'Neil
Petitioner Mailing Address: 688 Pleasant Street
Worcester, MA 01602

Petitioner Phone: 508-755-5655

Parcel Address: 47 Fourth Street
Assessor's Map-Block-Lot(s): 42-035-00100

Planning: X Zoning: Liquor License: ConComm:
Historical: Cannabis: Other:

42-036-0015R	HERNANDEZ DULCE GONZALEZ	0003 ADMIRAL AVE	WORCESTER MA 01602
42-035-0009B	NJOROGE BEATRICE	0059 FOURTH ST	WORCESTER MA 01602
42-035-0011B	DEVITO JOHN P III +	0063 FOURTH ST	WORCESTER MA 01602
42-030-0126B	GUERTIN BARBARA	0007 GREEN VIE LN	WORCESTER MA 01609
42-036-0007R	PHAM DALEN + SAMANTHA	12 ADMIRAL AVE	WORCESTER MA 01602
42-036-0001R	TRAN THI T +	0321 SPRING ST	SHREWSBURY MA 01545
42-036-0017R	ARNOLD LINDSEY	0077 FOURTH ST	WORCESTER MA 01602
42-035-0007A	CIMISLIU MIRCEA VALENTIN +	425C SALISBURY ST	WORCESTER MA 01609
42-036-0014R	NGUYEN LOAN	0005 ADMIRAL AVE	WORCESTER MA 01602
42-035-0001A	UNDERWOOD AMY E	0067 FOURTH ST	WORCESTER MA 01602
42-035-0004B	MARCIMO JAY R	0046 FOURTH ST	WORCESTER MA 01602
42-030-011-2	WESSON DEAN C + SANGER	0029 FOURTH ST	WORCESTER MA 01602
42-25A-0004B	WASHINGTON HEIGHTS PRESERVATION	0060 COLUMBUS CIR	NEW YORK NY 10023
42-025-0004A	CITY OF WORCESTER SCHOOL DEPT	20 IRVING ST	WORCESTER MA 01609
42-036-0009R	TRAN LOC + PHAM DIEU	0017 ADMIRAL AVE.	WORCESTER MA 01602
42-035-0001B	JAMES KIMBERLY	0065 FOURTH AVE	WORCESTER MA 01602
42-035-0004A	GIBSON NATHALIE D	0044 FOURTH ST	WORCESTER MA 01602
42-035-00023	KOZAL KARLOSS W + ISIS ZOGHAIB	0038 THIRD ST	WORCESTER MA 01602
42-25A-0004A	WASHINGTON HEIGHTS PRESERVATION	0060 COLUMBUS CIR	NEW YORK NY 10023
42-25A-0004C	WASHINGTON HEIGHTS PRESERVATION	0060 COLUMBUS CIR	NEW YORK NY 10023

42-030-00009	TERRACES AT FOURTH STREET INC	31 GALLAIR CIRCLE	HOLDEN MA 01520
42-030-010-1	CHIN AMY	0025 FOURTH ST	WORCESTER MA 01603
42-030-010-2	CHIN AMY P	0027 FOURTH ST	WORCESTER MA 01602
42-030-011-1	SADIKAJ ASTRIT + MARGARITA	0031 FOURTH ST	WORCESTER MA 01603
42-035-013-1	DARDAS ZISSIS	0035 FOURTH ST	WORCESTER MA 01602
42-035-00013	BANGO ROBERT + EGLANTINA	0039 FOURTH ST	WORCESTER MA 01602
42-036-0008R	CHAVES JOSE H JR	0014 ADMIRAL AVE	WORCESTER MA 01604
42-035-00100	YARNIE DANIEL	0037 WEST MILLBURY RD	SUTTON MA 01590
42-030-0009A	BOATENG VIVIAN A	0023 FOURTH ST	WORCESTER MA 01602
42-036-0006R	LUU NINH V	0010 ADMIRAL AVE	WORCESTER MA 01602
42-035-0007B	MAZIN ALEXANDER	0200 EAST 36TH ST	NEW YORK NY 10016
42-036-0003R	MOREAU PATTI A	4 ADMIRAL RD	WORCESTER MA 01602
42-035-0009A	BARATIAN MARGARET M	0057 FOURTH ST	WORCESTER MA 01602
42-036-0013R	BOCKA MIHAIL+MARIA	0015 ARLETTA AVE	WORCESTER MA 01602
42-030-012-2	ZISSIS DARDAS +	0035 FOURTH ST	WORCESTER MA 01602
42-036-0005R	KABA VIRGINA	0008 ADMIRAL AVE	WORCESTER MA 01602
42-036-0010R	PHAM DANIEL	0015 ADMIRAL AVE	WORCESTER MA 01602
42-035-0003A	LAI DIANA	0114 BEAVERBROOK PRKWY	WORCESTER MA 01603
42-035-0003B	SHEMIS LILIA C	0047 FOURTH ST	WORCESTER MA 01602
42-036-0011R	ASIBEY RICHARD OSEI	0011 ADMIRAL AVE	WORCESTER MA 01602
42-036-0004R	ENCARNACION STELLA M + OCTAVIUS	0006 ADMIRAL AVE	WORCESTER MA 01602
42-036-0012R	GASS RYAN KEITH	0009 ADMIRAL AVE	WORCESTER MA 01602
42-035-0005A	BOWLIN ERIC + WU	PÖ BOX 250671	PLANO TX 75025
42-035-00005	PINGETON EMILY K +	0051 FOURTH ST	WORCESTER MA 01602
42-036-0002R	AUWARTER JOSEPH J +	0002 ADMIRAL AVE	WORCESTER MA 01602
42-035-0008A	BOVENZI NANCY R(LIFE ESTATE)	0052 FOURTH ST	WORCESTER MA 01602
42-035-00026	MINGA LULJETA +	0032 THIRD ST	WORCESTER MA 01602
42-035-0002A	ST GERMAINE PATRICIA + PAUL	0040 FOURTH ST	WORCESTER MA 01602
42-035-0011A	ST GERMAINE PAUL L +	0061 FOURTH ST	WORCESTER MA 01602
42-035-0002B	SULLIVAN PAUL F	0042 FOURTH ST	WORCESTER MA 01602
42-035-00021	SANTANDER CALLE GERMAN A +	0042 THIRD ST	WORCESTER MA 01602
42-035-00024	LASKA GJERGI + MAJLINDA	0036 THIRD ST	WORCESTER MA 01602
42-035-0006A	XHUMARI VASILIKA	0048 4TH ST	WORCESTER MA 01602
42-035-00027	DAY LOWELL + MARGARET J	0030 THIRD ST	WORCESTER MA 01602
42-035-0006B	SPANGENBERG LINDA E	0050 FOURTH ST	WORCESTER MA 01602
42-035-00025	MAINA LIZZIE +	0034 THIRD ST	WORCESTER MA 01602
42-035-0010A	PETTY PATRICIA A FENNELL-	0056 FOURTH ST	WORCESTER MA 01602
42-035-0008B	BOVENZI KAREN M	0054 FOURTH ST	WORCESTER MA 01602
42-036-0016R	GLOVER JERRY + RICHMOND	0001 ADMIRAL AVE	WORCESTER MA 01602
42-035-0010B	PINZON JOSE ALBERTO + LUZ	0058 FOURTH ST	WORCESTER MA 01602
42-035-0012A	GEDDES DARREN J + PATTI M	0062 FOURTH ST	WORCESTER MA 01602
42-034-0000C	KAMIRI PHILIP K +	0039 THIRD ST	WORCESTER MA 01602
42-035-0014A	TYRELL MARLENE C	0064 FOURTH ST	WORCESTER MA 01602
42-034-0000B	GOSLOW JOHN +	41 THIRD ST	WORCESTER MA 01602
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42-035-00022	LE MUA V + NGUYEN	0040 THIRD ST	WORCESTER MA 01602
42-035-0019A	BOATENG GERALD + VIVIAN	0070 FOURTH ST	WORCESTER MA 01602
42-034-00135	GAHAGAN GERALD	0043 THIRD ST	WORCESTER MA 01602
42-034-0035R	GOMEZ LUIS A	0045 THIRD ST	WORCESTER MA 01602
42-036-0024R	LUONG PHUOC VAN +	0191 ASH ST	MARLBORO MA 01752

42-035-00020	BAGUSKAS SANDY WILLIAM + HOLLIS E	0044 THIRD ST	WORCESTER MA 01602
42-034-00034	DHIMITRI PANDELI + DONIKA	0047 THIRD ST	WORCESTER MA 01602
42-036-0023R	NGUYEN THAO V +	0076 FOURTH ST	WORCESTER MA 01602
42-034-00033	MAKO KONSTANDIN + RAJMONDA	0049 THIRD ST	WORCESTER MA 01602
42-035-0019B	LY LAN	0046 THIRD ST	WORCESTER MA 01602
42-030-00126	JOHNSON MICHELLE	0020 FOURTH ST	WORCESTER MA 01602
42-030-012-1	PISCILLO MARK W	0001 ENVELOPE TERR	WORCESTER MA 01604

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot(s) 42-035-00100 as cited above.

Certified by:

Samuel Konieczny

Signature

10/15/2020

Date

Edward M. Augustus, Jr.
CITY MANAGER



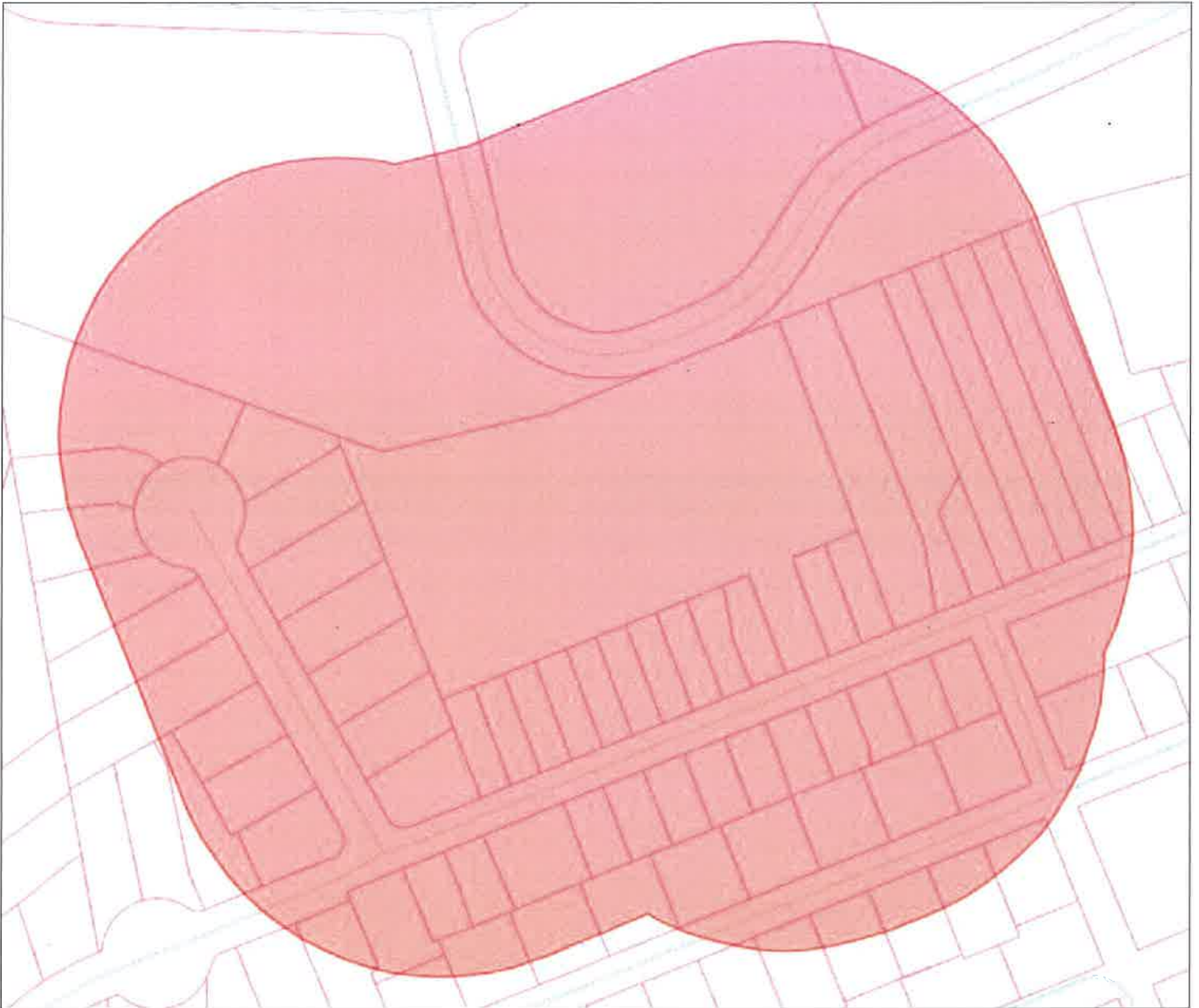
Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

Abutters Map





SPECIAL PERMIT APPLICATION – CLUSTER ZONING

CITY OF WORCESTER PLANNING BOARD
455 Main Street, Room 404, Worcester, MA 01608
Phone 508-799-1400 Ext. 31440 - Fax 508-799-1406

TYPE OF SPECIAL PERMIT (check Special Permit you are requesting)

- | | |
|---|---|
| <input type="checkbox"/> 1. Density Bonus | <input type="checkbox"/> 5. Adaptive Reuse Overlay District |
| <input checked="" type="checkbox"/> 2. Cluster Zoning | <input type="checkbox"/> 6. Common Driveway |
| <input type="checkbox"/> 3. Continuing Care Retirement Community | <input type="checkbox"/> 7. Wind Energy Conversion Facility |
| <input type="checkbox"/> 4. Water Resources Protection Overlay District | |

1. Name of Applicant(s): Daniel Yarnie +

2. Address of Applicant: 37 West Millbury Road, Sutton MA +

3. Telephone: (774)303-9860 +

4. Email: rebeccaiyarnie@gmail.com +

5. That he / she is the owner (s) ☒ lessee (s), ☐ optionee(s) ☐ (check one) of certain premises situated at
47 Fourth Street + Worcester, Massachusetts

(List property subject to the application and include any lot numbers. Please note: The street number may be different than the Assessor's address).

and that the owner of record is in the name of Daniel Yarnie +
(The owner of record is the person or entity who owns title to the property as of today's date)

whose address (es) is /are 37 West Millbury Road, Sutton MA + by a deed duly
recorded in the Worcester District Registry of Deeds, Book(s) 60288

Page(s) 149 +, and is further described by the City of Worcester Assessor's Office as
Map 42 + Block 035 + Lot 00100 +

6. Is this property known by any other address? No

7. Zoning district(s) of the property (Indicate if more than one zoning district and any zoning overlay districts):
RL-7

8. Describe what is presently located on the property (Use as much detail as possible including all uses and square footage of each use):
Vacant unimproved lot.

9. The applicant seeks to (Describe what you want to do on the property in as much detail as possible):

Secure approval for cluster development of nine residents units. Eight units to be single family semi-detached units and one unit to be single family detached unit.

10. Such a use is permitted only by the City of Worcester Zoning Ordinance under Article (Insert Article, Section (s) of the Zoning Ordinance which permits the proposed used of the property):

Article VIII. Section 3.

11. Are you aware if this property has been previously granted approvals from any City Board or Commission?

If so, please list (Provide dates of previous approvals, book and page numbers and/or certificate numbers of any recorded decisions and/or recorded/registered land. Also, please provide copies of previous recorded decisions):

Previous approvals, now expired, where granted by the Planning Board for Site Plan Approval together with a Special Permit for Cluster Development. Approval also recieved from Conservation Commission which remains in effect.

12. List any requested waivers:

To be determined.

13. List any additional information relevant to the Special Permit:

Applicant seeks to renew approvals preVIOUSLY granted with no change to the proposed plan except as expressly noted.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)

1. Social, economic or community needs that are served by the proposal:

Cluster development allow for the construction of additional dwelling units while maintaining open space area for shared enjoyment. Access to dwellings over private driveway will minimize demands on City services for road maintenance and trash pickup.

2. Traffic flow and safety, including access, parking and loading areas:

Access and egress will be through common driveway minimizing curb cuts. Required parking to be provided off street.

3. Adequacy of utilities and other public services:

Existing utilities and other public services are adequate for proposed use.

4. Neighborhood character and social structure:

Proposed development of eight single family semi-detached dwelling units and one single family detached dwelling unit is consistent in all respects with surrounding neighborhood.

5. Impacts on the natural environment:

Proposed development will preserve 25% of the building area on the parcel, exclusive of wetlands, as open space area for the benefit of residents.

6. Potential fiscal impact, including city services needed, tax base, and employment:


The potential fiscal impacts are positive given the reduction in City services associated with a private driveway access to be maintained by the residents. New housing to increase tax base and provide employment opportunities for City residents in the construction and property maintenance fields.

WHEREFORE, the applicant(s) requests that this Board grant the special permit (s) as requested above.

By: 
(Signature of Applicant or Applicant's Agent)
If more than one applicant, all applicants must fill out information.

Daniel Yarnie 
(Name of Applicant)

37 West Millbury Rd Sutton MA 
(Address)

(508)755-5655 
(Contact Phone Number)

djo@oneilbarrister.com 
(Email)

12/18/2020 
(Date)

By: _____
(Signature of Property Owner or Owner's Agent)
If more than one property owner, all owners must fill out information.

(Name of Property Owner)

(Address)

(Contact Phone Number)

(Email)

(Date)

****ALL APPLICATION DEADLINES ARE 2:00 P.M. UNLESS OTHERWISE SPECIFIED**
APPLICANTS ARE ENCOURAGED TO FILE BEFORE THE DEADLINE DATE WHENEVER POSSIBLE**

CLUSTER ZONING

The purpose of the Cluster Zoning Article of the Zoning Ordinance is to provide for cluster subdivision developments and cluster developments of designed groups of single family dwellings as a means for more efficient and effective development of Worcester while also protecting its sensitive natural environment and providing for preservation of open space in both natural and improved states.

Review Standards

In addition to its special permit review criteria under Article II of the Zoning Ordinance, the Planning Board shall also consider the Cluster Development's conformance with the following planning and design objectives:

1. It is desirable to decrease municipal costs and environmental impacts through reduction in the length of streets, utilities and drainage systems per dwelling unit served.
2. It is desirable to increase the scale of contiguous area assured of preservation in a natural state, off street pathways and trails, recreation areas open at least to all residents of the cluster and wilderness areas.
3. It is desirable that all existing scenic vistas be respected and preserved and that new scenic vistas be created.
4. It is desirable to increase vehicular safety by having fewer, better located and designed egresses onto existing streets.
5. It is desirable to preserve environmental quality by reduction of the total area over which vegetation is disturbed by cut or fill or displacement; by reduction in critical lands (slopes in excess of fifteen percent (15%), land within 100 feet of a water body, wetlands or streams having outstanding or rare vegetation) disturbed by construction; reduction of the extent of waterways altered or relocated; reductions in the volume of cut and fill for roads and construction sites.
6. It is desirable to have the design and location and materials of the structure(s) on the site be sensitive to the natural environmental conditions, vistas and abutting properties.
7. There should be positive benefit to the City in some important respects, such as reduction of environmental damage, better controlled traffic, and preservation of current character through location of reserved open space.

PLEASE ANSWER THE FOLLOWING QUESTIONS REGARDING THE PROPOSED CLUSTER PROJECT:

1. Explain how the proposed project decreases municipal costs and environmental impacts through reduction in the length of streets, utilities and drainage systems per dwelling unit served:

Access to the dwellings will be over a shared common driveway maintained by the residents which will reduce the costs associated with snow removal and ice treatment for the City. Trash removal expenses for the City will also be avoided through private trash pickup.

2. Explain how the proposed project increases the scale of contiguous area assured of preservation in a natural state, off street pathways and trails, recreation areas open at least to all residents of the cluster and wilderness areas:

The proposed development sets aside 25% of the buildable lot area, exclusive of wetlands, for open space enjoyment and provides a shared recreation area for the use and enjoyment of residents.

3. Explain how the proposed project respects and preserves all existing scenic vistas and create new scenic vistas:

On site scenic vistas over looking open space areas and wetlands areas will be provided to the residents through the maintenance of said areas in their natural state.

4. Explain how the proposed project increases vehicular safety by having fewer, better located and designed egresses onto existing streets:

The proposal provides for one driveway access on to Fourth Street for a total of nine residential units which minimizes curb cuts and allows for increased vehicular safety for all concerned.

5. Explain how the proposed project preserves environmental quality by reduction of the total area over which vegetation is disturbed by cut or fill or displacement; by reduction in critical lands (slopes in excess of fifteen percent (15%), land within 100 feet of a water body, wetlands or streams having outstanding or rare vegetation) disturbed by construction; reduction of the extent of waterways altered or relocated; reduction in the volume of cut and fill for roads and construction sites:

The existing wetlands on site will be maintained with little to no disruption or disturbance through the ability to cluster the housing units closer together eliminating the need for the increased site disruption normally associated with a stand alone subdivision development.

6. Explain how the proposed project's design, location and materials of the structure(s) on the site are sensitive to the natural environmental conditions, vistas and abutting properties:

The placement of the structures and their configuration was guided by the characteristics of the site with the intent to minimize impacts on natural environment conditions and abutting properties.

7. Explain how the proposed project provides a positive benefit to the City in some important respects, such as reduction of environmental damage, better controlled traffic, and preservation of current character through location of reserved open space:

The proposed project, as noted above, benefits the City by reducing the expenses associated with a traditional subdivision while expanding the tax base and providing additional residential housing needed to address unmet demands for the same. It also allows for the maintenance of open space areas for the benefit of residents, in particular, and abutting property owners, in a more general way, by maintaining a portion of the site in its natural state.

CERTIFICATION OF COMPLIANCE WITH WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION

***Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

(1) If a Proprietorship or Single Owner of residential property:

Name of Owner Daniel Yarnie

Business Address _____

Home Address 37 West Millbury Road, Sutton, MA

Business Phone (508)755-5655 Home Phone _____

Signature of owner (certifying payment of all municipal charges):

 Date: 12-21-20

(2) If a Partnership or Multiple Owners of residential property:

Full names and address of all partners

Printed Names

Addresses

_____	_____
_____	_____
_____	_____
_____	_____

Business Address _____

Business Phone _____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____

Edward M. Augustus, Jr.
CITY MANAGER



Timothy J. McGourthy
CHIEF FINANCIAL OFFICER

Samuel E. Konieczny
CITY ASSESSOR

CITY OF WORCESTER

ADMINISTRATION & FINANCE

Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 77

Owner: Yarnie, Daniel
Owner Mailing: 37 West Millbury Road
Sutton, MA

Petitioner (if other than owner): Donald J. O'Neil
Petitioner Mailing Address: 688 Pleasant Street
Worcester, MA 01602

Petitioner Phone: 508-755-5655

Parcel Address: 47 Fourth Street
Assessor's Map-Block-Lot(s): 42-035-00100

Planning: X Zoning: Liquor License: ConComm:
Historical: Cannabis: Other:

42-036-0015R	HERNANDEZ DULCE GONZALEZ	0003 ADMIRAL AVE	WORCESTER MA 01602
42-035-0009B	NJOROGE BEATRICE	0059 FOURTH ST	WORCESTER MA 01602
42-035-0011B	DEVITO JOHN P III +	0063 FOURTH ST	WORCESTER MA 01602
42-030-0126B	GUERTIN BARBARA	0007 GREEN VIE LN	WORCESTER MA 01609
42-036-0007R	PHAM DALEN + SAMANTHA	12 ADMIRAL AVE	WORCESTER MA 01602
42-036-0001R	TRAN THI T +	0321 SPRING ST	SHREWSBURY MA 01545
42-036-0017R	ARNOLD LINDSEY	0077 FOURTH ST	WORCESTER MA 01602
42-035-0007A	CIMISLIU MIRCEA VALENTIN +	425C SALISBURY ST	WORCESTER MA 01609
42-036-0014R	NGUYEN LOAN	0005 ADMIRAL AVE	WORCESTER MA 01602
42-035-0001A	UNDERWOOD AMY E	0067 FOURTH ST	WORCESTER MA 01602
42-035-0004B	MARCIMO JAY R	0046 FOURTH ST	WORCESTER MA 01602
42-030-011-2	WESSON DEAN C + SANGER	0029 FOURTH ST	WORCESTER MA 01602
42-25A-0004B	WASHINGTON HEIGHTS PRESERVATION	0060 COLUMBUS CIR	NEW YORK NY 10023
42-025-0004A	CITY OF WORCESTER SCHOOL DEPT	20 IRVING ST	WORCESTER MA 01609
42-036-0009R	TRAN LOC + PHAM DIEU	0017 ADMIRAL AVE.	WORCESTER MA 01602
42-035-0001B	JAMES KIMBERLY	0065 FOURTH AVE	WORCESTER MA 01602
42-035-0004A	GIBSON NATHALIE D	0044 FOURTH ST	WORCESTER MA 01602
42-035-00023	KOZAL KARLOSS W + ISIS ZOGHAIB	0038 THIRD ST	WORCESTER MA 01602
42-25A-0004A	WASHINGTON HEIGHTS PRESERVATION	0060 COLUMBUS CIR	NEW YORK NY 10023
42-25A-0004C	WASHINGTON HEIGHTS PRESERVATION	0060 COLUMBUS CIR	NEW YORK NY 10023

42-030-00009	TERRACES AT FOURTH STREET INC	31 GALLAIR CIRCLE	HOLDEN MA 01520
42-030-010-1	CHIN AMY	0025 FOURTH ST	WORCESTER MA 01603
42-030-010-2	CHIN AMY P	0027 FOURTH ST	WORCESTER MA 01602
42-030-011-1	SADIKAJ ASTRIT + MARGARITA	0031 FOURTH ST	WORCESTER MA 01603
42-035-013-1	DARDAS ZISSIS	0035 FOURTH ST	WORCESTER MA 01602
42-035-00013	BANGO ROBERT + EGLANTINA	0039 FOURTH ST	WORCESTER MA 01602
42-036-0008R	CHAVES JOSE H JR	0014 ADMIRAL AVE	WORCESTER MA 01604
42-035-00100	YARNIE DANIEL	0037 WEST MILLBURY RD	SUTTON MA 01590
42-030-0009A	BOATENG VIVIAN A	0023 FOURTH ST	WORCESTER MA 01602
42-036-0006R	LUU NINH V	0010 ADMIRAL AVE	WORCESTER MA 01602
42-035-0007B	MAZIN ALEXANDER	0200 EAST 36TH ST	NEW YORK NY 10016
42-036-0003R	MOREAU PATTI A	4 ADMIRAL RD	WORCESTER MA 01602
42-035-0009A	BARATIAN MARGARET M	0057 FOURTH ST	WORCESTER MA 01602
42-036-0013R	BOCKA MIHAIL+MARIA	0015 ARLETTA AVE	WORCESTER MA 01602
42-030-012-2	ZISSIS DARDAS +	0035 FOURTH ST	WORCESTER MA 01602
42-036-0005R	KABA VIRGINA	0008 ADMIRAL AVE	WORCESTER MA 01602
42-036-0010R	PHAM DANIEL	0015 ADMIRAL AVE	WORCESTER MA 01602
42-035-0003A	LAI DIANA	0114 BEAVERBROOK PRKWY	WORCESTER MA 01603
42-035-0003B	SHEMIS LILIA C	0047 FOURTH ST	WORCESTER MA 01602
42-036-0011R	ASIBEY RICHARD OSEI	0011 ADMIRAL AVE	WORCESTER MA 01602
42-036-0004R	ENCARNACION STELLA M + OCTAVIUS	0006 ADMIRAL AVE	WORCESTER MA 01602
42-036-0012R	GASS RYAN KEITH	0009 ADMIRAL AVE	WORCESTER MA 01602
42-035-0005A	BOWLIN ERIC + WU	PO BOX 250671	PLANO TX 75025
42-035-00005	PINGETON EMILY K +	0051 FOURTH ST	WORCESTER MA 01602
42-036-0002R	AUWARTER JOSEPH J +	0002 ADMIRAL AVE	WORCESTER MA 01602
42-035-0008A	BOVENZI NANCY R(LIFE ESTATE)	0052 FOURTH ST	WORCESTER MA 01602
42-035-00026	MINGA LULJETA +	0032 THIRD ST	WORCESTER MA 01602
42-035-0002A	ST GERMAINE PATRICIA + PAUL	0040 FOURTH ST	WORCESTER MA 01602
42-035-0011A	ST GERMAINE PAUL L +	0061 FOURTH ST	WORCESTER MA 01602
42-035-0002B	SULLIVAN PAUL F	0042 FOURTH ST	WORCESTER MA 01602
42-035-00021	SANTANDER CALLE GERMAN A +	0042 THIRD ST	WORCESTER MA 01602
42-035-00024	LASKA GJERGI + MAJLINDA	0036 THIRD ST	WORCESTER MA 01602
42-035-0006A	XHUMARI VASILIKA	0048 4TH ST	WORCESTER MA 01602
42-035-00027	DAY LOWELL + MARGARET J	0030 THIRD ST	WORCESTER MA 01602
42-035-0006B	SPANGENBERG LINDA E	0050 FOURTH ST	WORCESTER MA 01602
42-035-00025	MAINA LIZZIE +	0034 THIRD ST	WORCESTER MA 01602
42-035-0010A	PETTY PATRICIA A FENNELL-	0056 FOURTH ST	WORCESTER MA 01602
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42-035-00022	LE MUA V + NGUYEN	0040 THIRD ST	WORCESTER MA 01602
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42-035-0019B	LY LAN	0046 THIRD ST	WORCESTER MA 01602
42-030-00126	JOHNSON MICHELLE	0020 FOURTH ST	WORCESTER MA 01602
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Certified by:

Samuel Konieczny

Signature

10/21/2020

Date

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Abutters Map

